

GREENE COUNTY CORNER PERPETUATION RECORD

Corner ID: 7N3W_R15

Quarter Corner

Sections 22 & 27 – T07N – R03W, 2nd P.M.

Center Township, Greene County, Indiana



PERPETUATION RECORD

MONUMENT: Describe monument set or found (Include material type, scribing, distance above/below grade, dimensions.)

5/8" rebar found 2" above grade on the south side of a 7" x 6" railroad tie fence post with wire fence to the north and a Greene County Survey Marker sign nailed to the south side of the post 5.3 feet tall.

OTHER EVIDENCE: Describe corner location relative to nearby features and how to reach the corner location.

From the intersection of the gravel drive to 11551 E Tincher Road with an east/west fence, walk west along the fence for approximately 60 feet. The existing east/west fence has been rebuilt approximately 6 feet south of the old fence.

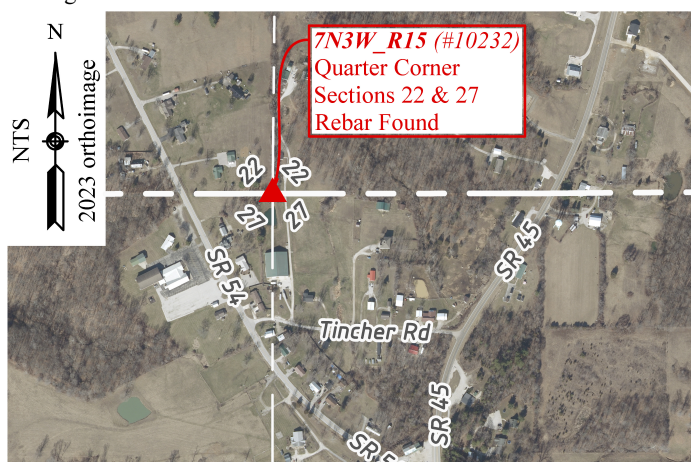
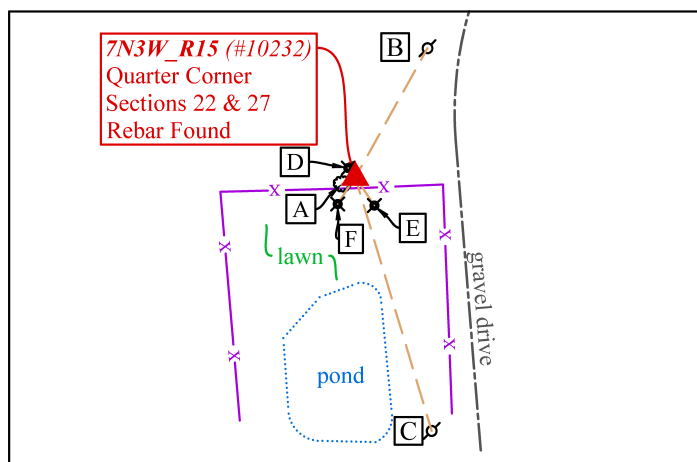
GEODETIC COORDINATES: Northing: 1374632.67, Easting: 3053563.46

WITNESS MONUMENT TIES: Describe at least three witness objects established or work done to preserve existing evidence.

ID	Bearing	Distance	Description
A	S 65° W	8.8'	2" Mag nail and 1-1/4" fender washer found 5" above grade on the north side of a 4" dbh box elder
B	N 29° E	87.6'	2" mag nail and 1-1/4" fender washer found 0.2 feet above grade on the south side of 8" dia. utility pole "UDWI 143921"
C	S 17° E	156.7'	2" mag nail and 1-1/4" fender washer found 0.2 feet above grade on the north side of 8" dia. utility pole "UDWI 143920"
D	N 39°46'38" W	6.60'	Rebarlite set flush in brushy woods
E	S 33°31'4" E	20.48'	Rebarlite set flush in lawn
F	S 32°54'51" W	19.29'	Rebarlite set flush in lawn

Notes: Witness ties noted as a "Rebarlite" are a 1/5" x 1" neodymium magnet and 1/4" x 1-1/2 mag nail installed in a yellow 5/8" x 16" polycarbonate "Rebarlite" set flush. Witness ties B through F were located with RTK.

MONUMENT LOCATION SKETCH: Attach a sketch and aerial image.



CORNER REPORT

THEORY OF LOCATION: Describe the theory of location for acceptance of this monument.

The original government land surveyors monumented the section corners and quarter corners of each section with wooden posts in the early 1800s. The task of replacing the original wooden posts with permanent objects such as stones was left to the county surveyors (in the 1800s and early 1900s) and later to local surveyors in private practice.

No record was found of a historic legal survey to replace the original wooden post with a stone. However, the legal survey record clearly indicates that the location of this corner was known. It is certainly possible that the existing fence

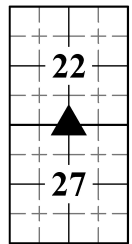
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corner is in the same general location as the original monument, but without a chain of records to prove the perpetuation of the original wood post, it is impossible to know for sure. Therefore, the uncertainty cannot be determined.

A fence corner post or an iron monument at its base have been accepted as the corner since it appeared on the State Road 54 Highway Plans in 1930. Marston Fowler set an iron rod at the fence intersection in 1989. The iron monument was described on subsequent surveys as an iron pipe, a 5/8" rebar, and once as a 5/8" rebar with Utt cap although we did not find an Utt survey purporting to have monumented the corner. The origin of the rebar at the south base of the post is unknown, but we accepted it as the corner by common report.

EXISTING SURVEY HISTORY: Include as much detail and history of the corner as known at the time of perpetuation.

ORIGINAL GOVERNMENT SURVEY:

Year Surveyed: 1812 By: Arthur Henrie

Where filed or recorded: F_EV03P372

Original monument: Wood post

Bearing Trees or Witness Ties:

Witness	Bearing	Distance
3" dogwood	S56°E	9.2'
10" gum	N80°W	2.0'

No original reference monuments were recovered.

SUBSEQUENT CORNER RESTORATION:

Date Surveyed: 09/02/2015 By: Dewey Witte

Where filed or recorded: 2015-3767

Monument: rebar found flush

Bearing Trees or Witness Ties:

Witness	Azimuth	Distance
Center of post	359°	0.50'
Center of fence post	89°	52.36'
Center of utility pole	29°	87.73'

OTHER SURVEY HISTORY: Include details such as surveyor name, date, recording info, monument description, etc.

Date	Surveyor	Description	File Location
4/07/1851	Cressy, F.B.	Legal Survey for Hutchins in Section 27-7N-3W	GCSO SR2, pg 88
12/15/1854	Burr, P	Legal Survey in Section 22	GCSO SR3, pg 23
8/18/1879	Parker, F.M.	Legal Survey in Section 22 for Cochran	GCSO SR3, pg 72
10/1/1880	Parker, Francis M	Legal Survey in Section 27 for Carmichael <i>Noted that the original gum tree was standing</i>	GCSO SR3, pg 88
10/06/1930	INDOT	State Road 54 Highway Plans (F.A. Project No. 161 Sec.A Bloomfield-Bedford Road) <i>446 feet from highway centerline to corner post</i>	INDOT F.A. Proj. No. 161 Sec.A
11/18/1975	Utt, Lee	Survey for Sparks in Sections 22 and 27-7N-3W <i>Corner depicted at north/west fence intersection</i>	GCSO
4/18/1979	Farkas, Edmund O.	Survey of 23.78 acres in Section 22 <i>Corner depicted with fence heading north</i>	GCR DE232-046
7/3/1980	Farkas, Edmund O.	Survey of 2.33 acres in Section 22 <i>Corner depicted with fence heading north</i>	GCR MI053-119
10/28/1989	Fowler Jr., Marston	Survey in Section 27 for Owens Bryan & Reed <i>iron rod set at fence intersection</i>	GCSO
5/3/1991	Bledsoe, Ben E.	Sarver Survey in Section 27 <i>iron pipe found</i>	GCR 1991-2121
4/19/1994	Utt, Lee	Survey in Section 22 for Jackson <i>fence post</i>	GCR 1994-1725
4/8/1996	Tibbett, James C.	Survey in Section 27 for Hedden <i>rebar found</i>	GCSO
8/15/1996	Tibbett, James C.	Survey part of Server property in Sec. 27 <i>Iron pipe found</i>	GCR 1996-6524
9/22/1998	Utt, Lee	Survey in Sections 22 & 27 for Schulz <i>found IP</i>	GCSO
5/5/2000	James, Marty J.	Survey of 2.65 acres in the NW1/4 of Section 27	GCR 2000-5891
12/20/2001	Gwinn, Jess A.	Hayse Boundary Survey in Section 22 <i>railroad tie fence post</i>	GCR 2002-2222

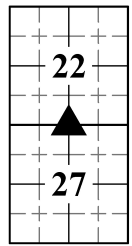
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5/27/2008	Zimmer, James	Survey in Section 27 for Tina Campbell 3/4" iron pipe	GCR 2008-3412
9/27/2010	James, Marty J.	Survey in Section 27 for Hill 5/8" rebar at post	GCR 2010-3650 GCR 2010-4454
3/16/2011	Deckard, Eric Lee	Survey in Section 27 for Deckard 5/8" rebar	GCR 2011-1481
4/8/2011	Ferguson, Kelly S.	Survey in Sections 26 & 27 for Myers 5/8" rebar	GCR 2011-1380
3/19/2014	James, Marty J.	Survey in Section 22 for Bailey Estate 5/8" rebar with Utt cap found flush	GCR 2014-0942
5/20/2015	Deckard, Eric Lee	Survey in Section 22 for Bailey Trust 5/8" rebar on south side railroad tie fence post	GCR 2015-3783
9/2/2015	Witte, Dewey L.	Location Control Route Survey of SR 54 & SR 45 Intersection rebar found at grade	GCR 2015-3767
12/20/2017	Deckard, Eric Lee	Survey in Section 27 for Darlene Dye 5/8" rebar found on south side railroad tie fence post	GCR 2018-0072
9/19/2018	Gabhart, Phillip S.	Survey in Sections 22 & 27 for Wagler 5/8" rebar	GCR 2018-4792
10/18/2019	Boblitt, David R.	Survey in Section 27 for Reed 5/8" rebar found	GCR 2020-0056
01/25/2022	Oser, Rachel	Corner Perpetuation for Sections 14, 15, 22, & 23-7N-3W 5/8" rebar found	GCR 2022-0672

UNCERTAINTIES IN THE CORNER LOCATION DUE TO:

- Variances in the Monumentation: Up to 0.5 feet due to some surveys holding the railroad tie post and others holding the rebar.
- Discrepancies in the Documents: No record was found of a historic legal survey to establish this corner. Without a chain of records to prove the perpetuation of the original wood post, it is impossible to know if the monument found at this corner is in the original location. Therefore, the uncertainty cannot be determined.
- Inconsistencies in the lines of Occupation: None noted.
- Theoretical Uncertainty (Random Errors in Measurement): The Relative Positional Accuracy of this survey is within the specifications for an Indiana Rural Survey (0.26 feet plus 200 ppm) as defined in IAC 865.

PHOTO IDENTIFIED: Photograph close up photo of monument and a vicinity photo of the monument.

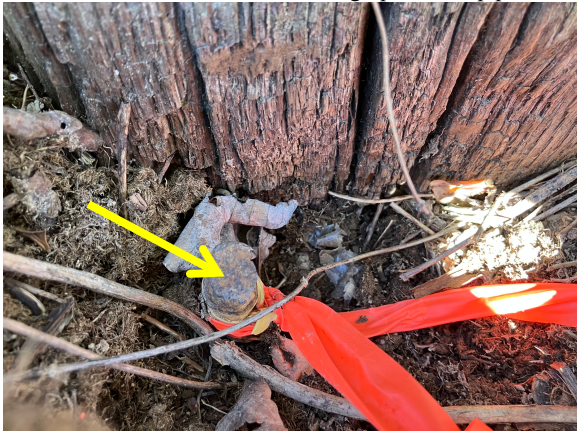


Photo Orientation & Description: Rebar at base of post



Photo Orientation & Description: Looking north at R15

FIELD PERSONNEL:

Field Date: 02/28/2025 By: Rachel Oser and Phillip Oser Project: Oser Surveying & Mapping LLC Job# 10274
Corner Perpetuation Survey for Center Township Sections 27, 28, 33 & 34, Township 7 North, Range 3 West

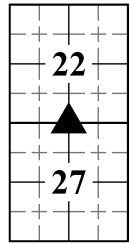
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BASIS OF GEODETIC COORDINATES: The basis of bearings is Grid North System NAD83(2011)/Indiana West NAVD 88, Epoch 2010.0000, geoid18b_conus.db3, US Survey Feet. This project was referenced to the National Spatial Reference System CORS network using the JAVAD GNSS Data Online Processing Service (DPOS) to post-process static observations collected with a Javad Triumph 3 base. Reported coordinates were determined either from RTPK or RTK GNSS observations (Javad Triumph LS Rover). Distances obtained with GPS have not been adjusted to ground.

When distances to witness ties are reported to the hundredth of a foot, the coordinate of the witness tie was collected by the methods described above. When distances to witness ties are reported to the tenth of a foot, the distance was measured with a 100-foot steel tape and the bearing was collected with the internal magnetic compass of the Javad Triumph LS, in which case priority should be given to distances over bearings.

CERTIFICATION:

Rachel Oser

Indiana Professional Surveyor 21100022

Oser Surveying & Mapping LLC

4632 E Rocky Road, Bloomfield, IN 47424

(812) 320-2694 • Rachel@OserSurveying.com



This document is not complete without the associated plat and report of even date.

Date: May 9, 2025